

**District V Advisory Board Minutes**  
**December 7, 2015**  
[www.wichita.gov](http://www.wichita.gov)

The District V Advisory Board meeting was held at 6:30 p.m. at Fire Station #21 located at 2110 N. 135<sup>th</sup> St W., Wichita, KS 67235.

**ATTENDANCE**

**Members Present**

Council Member Bryan Frye  
Ben Bradley  
Mike Greene  
Jose Gutierrez  
JV Johnston  
Ben Kittrell  
Trevor Kurth  
Troy Palmer

**Staff Present**

Officer Bradley Haught, WPD  
Captain Mike Malter, WFD  
Gary Janzen, City Engineer  
Jess McNeely, MAPD  
Dale Miller, Planning Director  
Stu Bevis, Battalion Chief  
Lee Carmichael, Engineer  
Laura Rainwater, Community Rep.

**Members Absent**

Angela Breer  
Jill Kerschen  
Darrell Leffew  
Alissa Unruh

**Guests**

See attached guest list

**ORDER OF BUSINESS**

Call to Order: The meeting was called to order by Mike Greene  
Approval of minutes from November 10, 2015: Approved 7-0.  
Approval of Agenda: Approved 7-0.

**Public Agenda Items:** None

**Off-Agenda Items:** None

**Staff Reports**

**Fire Department Report:** Capt. Mike Malter, reported statistics for November 2015

- No fires in District V for the month
- Capt. Malter reminded everyone to have their fireplaces and furnaces checked
- Capt. Malter also asked that people dispose of their Christmas trees properly as they are a huge fire hazard

**Action Taken: Receive and file**

**Community Police Report:** Officer Bradley Haught, reported they are seeing an increase in residential burglaries and they likely are related. Homes typically back up to a common area or street. They have no backyard neighbors. They are breaking in through sliding patio doors or side garage doors. In general, crime in District V is down. But they have seen a 62% increase in robberies, most likely drug-related.

**Action Taken:** Receive and file

**Public Works Report:** Gary Janzen, Assistant Public Works Director, reported

- Kellogg/I235: Off site-work is underway. Progress updates available at [www.235kelloggcentral.com](http://www.235kelloggcentral.com)
- Speed limit has been lowered to 55 mph
- West St. on ramps will close in mid-December
- Message boards will provide drivers updates
- Projected completion of early 2019

### New Business

**CUP2015-00041:** Jess McNeely, Senior Planner, Metropolitan Area Planning Department, presented the request for an amendment to Community Unit Plan (CUP) DP 134 to increase multi-family residential density and amend development standards on a parcel of land generally located at the northwest corner of West Central Avenue and North Maize Road.

In attendance were **Paul Gray**, agent for applicant, and approximately 40 members from the Timber Grove Lakes Home Owners Association, and the **Tony Sullentrop**, owner of the Timber Grove Lakes Office building.

Gray presented his preliminary site plans for a three-building, 72 unit, apartment complex. Gray had previously met with representatives from the Timber Groves Lakes HOA on two occasions. After meeting with the HOA, he made modifications to his preliminary site plans to address their concerns. Some of these changes include:

- Changed the orientation of the buildings to single-stack. This will allow all balconies to be on the lake-side of the complex. Only bedroom windows will face the neighborhood.
- Moved the structures closer to the waterfront
- Will stay within a 35' height restriction
- Will adhere to current architectural standards
- Will plant tree screening along wall and possibly covered parking will be designed
- Will provide additional access off of Central

Members of the HOA and the owner of the office building addressed the Board in opposition of the change to the CUP. Their concerns included:

- It does not adhere to the concessions they made in 2008 that allowed for 15 condominiums
- Their property values will decrease
- Their privacy and views will be destroyed
- The bridge out to Central St. is not structurally sound to handle the increase in traffic
- Damage to bridge caused by an increase in auto traffic

- Concern over developer meeting existing architectural guidelines
- Increase in trash and crime created by an apartment complex. They would prefer owner-occupied condos
- Flooding caused by an increase in impervious surface. There is already flooding with heavy rains and this will compound the issue
- Traffic safety concerns due to increase in volume
- Safety concerns for tenants and customers of the office building due to increase in traffic volume
- Increase in expenses and fees for upkeep of parking and drives due to increase in traffic
- Auto headlights and auto fumes will be a nuisance

**Council Member Frye** asked for some direction from the DAB V on the matter.

DAB questions addressed to Gray, include:

- Will fieldstone be used? **A.** Applicant is ok with the architectural standards that are currently in place and will adhere to them
- Can you change the size of the project based on flood plain issues? **A.** Until we know the requirements, he couldn't answer.
- Will these be high-end apartments? **A.** Yes. Rents will start at \$900 for a one-bedroom unit and \$1,100 for a two-bedroom unit with granite countertops and high-end trim
- Is the bridge sufficient? **A.** It is compatible for two-lane traffic. He will hire an engineer to determine if it is structurally sound. Road access and cost is the next step in the process.
- Will you sell it off once complete? **A.** No plans to sell. It is designed to be sustainable.
- Have you done any studies on criminal impact? There's always a static amount of crime. This will be a high income property with market-value rents.

DAB comments include:

- Current zoning does not require Central St. access
- The current City screening height minimum standard is 6'. When it was built, the wall was built within city code.
- The landscape code remains unchanged
- DAB member Kurth reported that this parcel of land will not be in the flood plain when new FEMA Flood Plain maps take effect
- It is not our job to discuss engineering concerns
- These home owners bought/built their homes based on GO zoning. They conceded to 15 townhomes in 2008. Jumping to 72 units is a huge difference and I am adamantly against it.
- Concern over lack of communication between HOA and Paul Gray.
- We're here to approve the change in CUP, not to approve or disapprove the site plan.
- The threshold has been met to approve the change but more discussion needs to happen between HOA and Gray.

**Action Taken:** **Greene** made a motion to approve the staff recommended action to **DENY** the request for an amendment to DP-134 2a to remove CUP architectural compatibility with fieldstone and **APPROVE** the request to increase multi-family units to 72, to increase the number of units in a building to 24, to increase the number of building stories to three, and to allow apartment buildings, as long as HOA and Gray meet to discuss new preliminary site plan before MAPC hearing on Dec. 17. **Palmer** seconded the motion. **Motion passed 5-2.**

**VAC2015-00038:** **Dale Miller, Planning Director, Metropolitan Area Planning Department,** presented the request. City request to vacate a portion of platted public street right-of-way generally described as vacating a south portion of the platted Lakeway Street public right-of-way, located between Lot 75, Block 1, & Lot 44, Block 2, all in the Siena Lakes Addition, and ending at the abutting portion of Lakeway Street located in the Ridge Port North 4th Addition, Wichita, Sedgwick County, Kansas.

- Jay Russell, Siena Lakes Developer, and Greg Farris, representing the Ridge Port neighborhood, voiced their support for the vacation. They presented a petition with 100 signatures of neighborhood property owners in favor of the vacation. Russell provided eight cases around the city which have been granted vacations. Russell stated that he had an agreement with the neighborhood that if he got the zoning change approved for duplexes, he would agree to closure of Lakeway St. and build single-family residences on four lots adjacent to the Ridge Port neighborhood.
- Home owner, Nate Byer, stated it was not impeding traffic flow by closing the road. It's keeping it the way it is today.
- Gary Janzen, Assistant Public Works Director, stated that Staff will not support granting the vacation. It sets a bad precedent for future development in the area.
- Battalion Chief, Stu Bevis, stated Fire code requires two access points. One can be controlled access. According to Fire Department code, there is no violation.

**Action Taken:**

- **Greene** made a motion to deny vacation request. There was no second.
- **Johnston** made a motion to go against staff recommendation and support the vacation request. **Bradley** seconded the motion. **Motion passed 5-2.**

**Board Agenda**

**CM Bryan Frye:**

- City Council will consider a rate increase for water/sewer to make infrastructure improvements to our aging system.
- City Manager, Bob Layton, has named two finalists for Police Chief. The public forum to meet the finalists is scheduled for Dec. 14 from 6 - 8:30 p.m. at Century II Convention Hall. All are invited.

**Meeting adjourned at 9:21 p.m.**

The next District V Advisory Board meeting will be held at 6:30 p.m. on Monday, January 4, 2016, at Fire Station #21, located at 2110 N. 135th St W., Wichita, KS 67235.

**Guest List**

Mickey Campbell  
Pat Campbell  
Charles Coe  
Linda Coe  
Sheri Smith  
Jan Bogle  
Floy Irion  
Ron Irion  
Gary Carpenter  
Carol Shoaf  
Larry Shoaf  
Susan K. Osborne  
David Anderson  
Mary Jane Anderson  
Edna Bates-Tosses  
Marie Tenborg  
Tom Berning  
Robin Berning  
Gary Summerhauser  
Bill Campbell  
Dee Ann Johnson  
Mary Johnson  
Kathy Reitmeyer  
JoAnn Mathews  
Danny Clemmer  
Jay Russell  
John Willoughby  
Guy McCormick  
Mike Hill  
Ron Bogle  
Stan Stallbaumer  
Joan Stallbaumer  
Linda Kuhn  
Jeralyn Johnson  
John McDonald  
Judy Hill  
Bobbi Best  
Myleena Mesker  
Greg Ferris  
Nate Byer  
Paul Gray